

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: Case Holding Co. Inc./T Mobile
Parking Garage

Case #: 18-R-04

Date: February 10, 2004

Comments:

1. A Notice of Proposed Construction form 7460-1 must be filed with the FAA if any construction crane or equipment will exceed approximately 36 feet in height.

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: Case Holding Co. Inc./T Mobile
Parking Garage

Case #: 18-R-04

Date: February 10, 2004

Comments:

1. Please contact Tim Welch for Engineering Comments.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Case Holding Co. Inc./T Mobile
Parking Garage

Case #: 18-R-04

Date: February 10, 2004

Comments:

Flow test required.

Show hydrant location and fire main

3 level open- air parking garages do not require sprinklers. Make sure that this garage is an open-air type. See 411.3 FBC.

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Division: Info. Systems

Member: Gary Gray
(GRG)
954-828-5762

Project Name: Case Holding Co. Inc./T Mobile
Parking Garage

Case #: 18-R-04

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Comments:

No apparent interference will result from this plan at this time.

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|----------------------|--|----------------|------------------------------|
| Division: | Landscape | Member: | Dave Gennaro 954-828-5200 |
| Project Name: | Case Holding Co. Inc./T Mobile Parking Garage | Case #: | 18-R-04 |
| Date: | February 10, 2004 | | |

Comments:

1. As more than 25% of ground floor structure square footage is being added to the existing structure on the site, all existing vehicular use areas need to meet current Code requirements. For instance, one of the Code requirements is that peninsula island areas must have a minimum 8' landscape area width. Provide site and landscape plans that address these requirements. Revise calculations accordingly.
2. Provide the calculations that demonstrate that the landscape requirements for the parking structure are met. (This would be as per ULDR Sec. 47-21.11.)
3. Provide a separate list of the existing trees and palms, indicating whether they are to remain, be removed, or be relocated. Any trees which would be considered good candidates for relocation should be relocated. For trees removed, provide the calculations for their "equivalent replacement." All Tree Preservation Ordinance requirements apply.
4. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan. Overhead utilities should be placed underground.
5. Retroactive fence landscape Code requirements apply. This would be continuous planting on the street side of fences, to include a tree, palm, or standard per 20'
6. Signoff plans to be sealed by, and contain the name of the Landscape Architect who prepared the plan. .
7. Additional comments may be provided at meeting.

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Division: Planning

Member: Kevin Erwin
954-828-6534

Project Name: Case Holding Co. Inc./T Mobile
Parking Garage

Case #: 18-R-04

Date: February 10, 2004

Comments:

1. This is a new use and must meet all current code requirements.
2. Dimension all drive aisles and parking spaces. Standard 90 degree parking spaces are required to be 8'8" by 18'.
3. Dead end parking facilities require a striped turnaround space to be provided.
4. Provide a photometric lighting plan for the entire parking area.
5. Pursuant to Sec 47-20.19.J, the entire parking lot must be brought up to current code requirements.
6. Provide the dimension of all landscape islands on the site plan.
7. Discuss where the spaces that will be taken out of service during the construction of the parking garage will be relocated.
8. Support columns and lighting fixtures cannot be located in the parking spaces.
9. Discuss the current use of the building.
10. Provide parking calculations based on the use of the building.
11. Provide a detail of the perimeter wall.
12. Provide a cross section drawing through the garage and showing to the street.
13. Discuss screening options for the garage.
14. Provide the setback dimensions for the garage on the site plan.

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15. Respond to the DRC comments within 90 days or further DRC review may be required.
16. Additional comments may be forthcoming at the DRC meeting.

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Division: Police

Member: Gary Gorman
954-828-6421

Project Name: Case Holding Co. Inc./T Mobile
Parking Garage

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Comments:

1. Will there be a security fence/gate at project openings?
2. Will this fence/gate be electronically controlled by card access system? If not, how will access to project be controlled?
3. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
4. All entry doors and locking devices, if used, will have sufficient security rating.
5. Will this parking garage have an emergency phone system installed on each level?
6. Will CCTV be used to monitor the stairwells, entry/exit points, and each level?
7. I did not observe any provisions for handicap parking. Are there any spaces being considered for the handicapped? Also, I did not see any mention of an elevator. This would not meet the requirements for handicap parking nor would this parking facility be handicap friendly!
8. How will access to this parking garage be controlled? From the plans, it appears that the entire project is open. No restriction to stairwells, no restriction to first level entry, and no CCTV provisions.
9. I realize that there are no provisions for restricting first level pedestrian traffic, however, I would strongly recommend doing so. This would be accomplished by having exit access only, doors on both stairwell access points. There should also be some type of vertical bar fencing from ground to ceiling along the perimeter of the first level. I would also recommend having some type of card access role up gate at the entry/exit points of the garage. By restricting pedestrian flow, you maintain control and have only authorized personnel at this facility.

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10. Is the guardrail strength up to or above code requirements?

11. All landscaping should allow full view of location.

12. Please submit comments in writing prior to DRC sign-off.

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Case Holding Co. Inc./T Mobile
Parking Garage

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Comments:

1. Provide a narrative outlining how the parking lot operation will function during construction of new garage.
2. Parking spaces shall be a clear 8' 8" X 18' area with no encroachments. Support columns encroach into the parking spaces.
3. Parking data is incorrectly calculated, the parking rate for administrative/professional office is at a rate of 1 space for each 250 square feet of gross floor area pursuant to section 47-20.2.
4. Provide design details of existing site wall along McNab.
5. Additional comments maybe discussed at DRC meeting.